

BOARD OF APPEAL REFERRALS

SEPTEMBER 22, 1977

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MEMORANDUM

September 22, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/4/77

Petition No. Z-3915
Peter Bounos
371-385 Market Street, Brighton
near Surrey Street

Gas service station - local business (L-.5) district.

Purpose: to change occupancy from gas service station to gas service station and outdoor display of six used cars.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal hearing.

Section 8-7. Outdoor sale or display for sale of new or used motor vehicles is forbidden in an L-.5 district.

Proposed nonconformity with attendant activity would be inappropriate in this mixed use area (residential, schools, local business).

Community has indicated objection to proliferation of this use.

Recommend denial.

VOTED: In reference to Petition No. Z-3915, brought by Peter Bounos, 371-385 Market Street, Brighton, for a conditional use and a forbidden use for a change of occupancy from gas service station to gas service station and outdoor display of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed nonconformity with attendant activity would be inappropriate in this mixed use area (residential, schools, local business). Community has indicated objection to proliferation of this use.



Z-3918
385 MARKET ST.
(BRN)

ARLINGTON ST.

BENNETT ST.

SULLIVAN ST.

PARSONS ST.

LEICESTER ST.

MARKET ST.

BENTLEY ST.

MEMLO ST.

STREET

STREET

STREET

ST. COLUMBKILLE CHURCH

MAPLETON ST.

GLENCOE ST.

ELMIRA ST.

STREET

MORROW ST.

GARDENA ST.

RYAN ST.

NEWMAN ST.

ROAD

PLAYGROUND

PARKING

ST. COLUMBKILLE SCHOOL

STREET

STREET

STREET

STREET

Board of Appeal Referrals 9/22/77

Hearing: 10/4/77

Petition No. Z-3967
Constantine L. Georgopoulos
712 Commonwealth Avenue, Boston
near Cummington Street

Three-story structure - apartment (H-4) district.

Purpose: to change occupancy from four apartments and two stores to four apartments, store, arcade.

Violations:

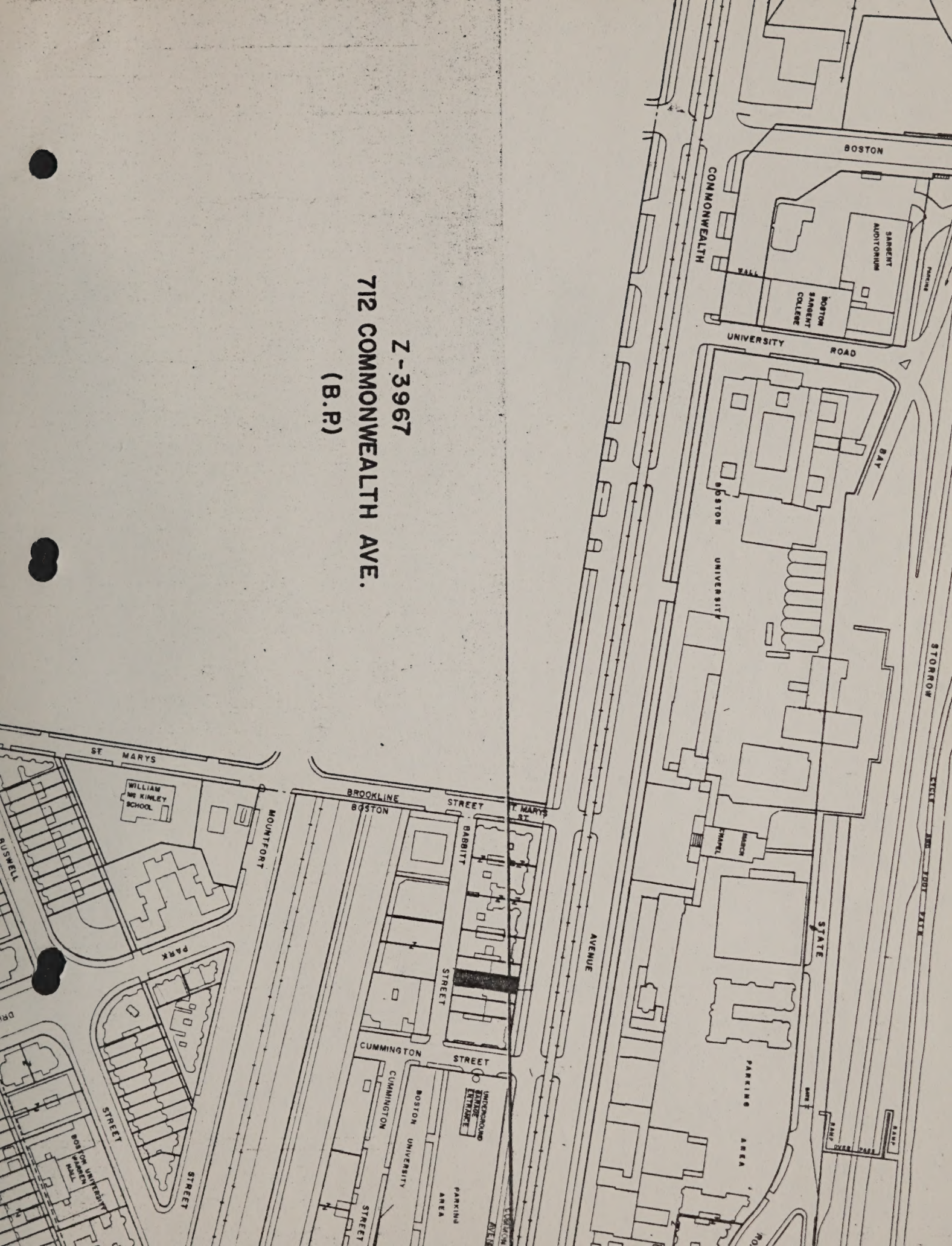
Section 8-7. Store and arcade are forbidden in an H-4 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

This block of row structures contains residential, local retail, and university office uses. Proposed amusement arcade, usually allowed only in general business, manufacturing, industrial, and waterfront districts, would be incompatible with existing occupancies. Recommend denial.

VOTED: In reference to Petition No. Z-3967, brought by Constantine L. Georgopoulos, 712 Commonwealth Avenue, Boston, for a forbidden use and a change in a nonconforming use for a change of occupancy from four apartments and two stores to four apartments, store, and arcade in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. This block of row structures contains residential, local business, and university office uses. Proposed amusement arcade, usually allowed only in general business, manufacturing, industrial, and waterfront districts, would be incompatible with existing occupancies.

Z-3967
712 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 9/22/77

Hearing: 10/18/77

Petitions Nos. Z-3969-3971
Boston Redevelopment Authority
Faneuil Hall Marketplace, Inc.
100-199 Faneuil Hall Marketplace,
Boston

Four-story structure - general business urban renewal area (B-8-U) subdistrict.

Purpose: to erect multiple signs on South Market building.

Violations:

Section 11-2. Top of signs attached parallel to building may be no higher than top of sills of first level of windows above first story.

Section 11-2. Permanent sign on inside of glass of window may not be illuminated.

Section 11-2. Top of signs attached at right angles to a building may be no higher than top of sills of first level of windows above first story.

Section 11-2. Free-standing signs not allowed in B-8 district.

Section 11-2. Total area of permanent signs proposed on sign frontage exceeds maximum allowed.

Essentially, this proposal would legalize a signage master plan specifically for Faneuil Hall Marketplace within the context of the overall approved plans for the total development. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3969-3971, brought by the Boston Redevelopment Authority and Faneuil Hall Marketplace, Inc., 100-199 Faneuil Hall Marketplace, Boston, for a conditional use to erect multiple signs in a general business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends approval. Proposal is consistent with a signage master plan specifically for Faneuil Hall Marketplace within the context of the overall approved plans for the development.



Z-3969-7

100-199 FANEUIL HALL MARKET PLACE

(B.P.)

Board of Appeal Referrals 9/22/77

Hearing: 10/4/77

Petitions Nos. Z-3972-3973
Howard Poorvu and John F. Kiley
691-695 Truman Highway, Hyde Park
at Fairmount Avenue

Two one-story structures - local business (L-.5) district.

Purpose: to change occupancy from retail store and offices to garage for installation of tires, front end alignments, and sale of tires.

Violation:

Section 8-7. Sale and installation of tires within a building is conditional in an L-.5 district.

Site had been vacant and vandalized. Facility, which presently occupies one building, is consistent with former gas station occupancy. Proposal would substantially improve property. Recommend approval with proviso.

VOTED: In reference to Petitions Nos. Z-3972-3973, brought by Howard Poorvu and John F. Kiley, 691-695 Truman Highway, Hyde Park, for two conditional uses for a change of occupancy from retail store and offices to garage for installation of tires, front end alignments, and sale of tires in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that exterior storage of vehicles is prohibited. Proposal is consistent with former gas service station use and would substantially improve property.

Z-3972-73
691-695 TRUMAN HIGHWAY



Board of Appeal Referrals 9/22/77

Hearing: 11/1/77

Petition No. Z-3978
Saunders & Associates
429-433 West Broadway, South Boston
near F Street

One-story masonry structure - general business (B-2) district.

Purpose: to replace plastic faces on existing projecting sign.

Violation:

Section 11-2. Total area of permanent signs proposed on sign frontage exceeds maximum allowed.

Proposal would replace obsolete "Brighams" logo panels with new panels indicating current Brigham's identification symbol. No increase in area nonconformity. Recommend approval.

VOTED: In reference to Petition No. Z-3978, brought by Saunders & Associates, 429-433 West Broadway, South Boston, for a conditional use to replace plastic faces on existing projecting sign in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposal would replace obsolete signage. No increase in area nonconformity.

6

Board of Appeal Referrals 9/22/77

Hearing: 10/4/77

Petition No. Z-3982
E Street Associates
653 Summer Street, South Boston
near East First Street

One-story steel structure - waterfront (W-2) district.

Purpose: to erect 1½-story addition to tennis club.

Violations:

Section 8-6. Extension of a conditional use requires Board of Appeal hearing.

Section 23-2. Off-street parking is not provided.

Facility contains tennis courts, related health facilities, restaurant, and function rooms. Extension will accommodate handball courts. Community groups have indicated support. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3982, brought by E Street Associates, 653 Summer Street, South Boston, for a conditional use and a variance to erect a 1½-story addition to a tennis club in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner make arrangements to provide off-street parking; that plans be submitted to the Authority for design review.

U.S. NAVAL

RESERVATION

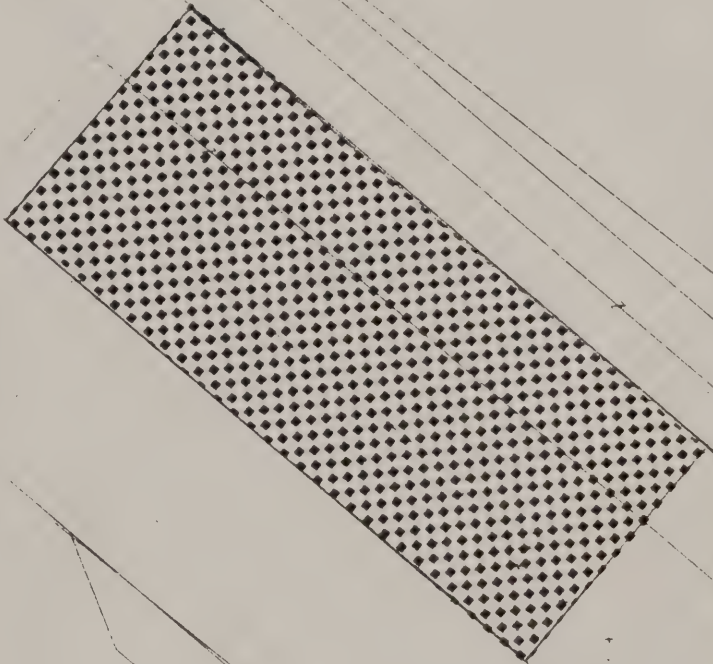
Z-3982

653 SUMMER ST.
(S.B.)

SECOND

SUMMER

ST.



Board of Appeal Referrals 9/22/77

Hearing: 10/4/77

Petition No. Z-3991
Boston Redevelopment Authority
Trav-L Car Rentals (lessee)
200 Milk Street, Boston
at Atlantic Avenue

Vacant land - general business (B-10) district.

Purpose: to erect one-story car rental office structure; parking of ten cars.

Violation:

Section 8-7. A rental agency storing, servicing, and/or washing rental motor vehicles is conditional in a B-10 district.

This proposal has been reviewed with the Waterfront Residents Association. Ten rental vehicles would be accommodated. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3991, brought by the Boston Redevelopment Authority, 200 Milk Street, in the Waterfront Urban Renewal Area, for a conditional use to erect a one-story car rental office structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no repairs, servicing, or washing of vehicles be allowed on the site; that plans, including landscaping and signage, be submitted to the Authority for design review.

Z-3991
200 MILK ST.
(B.P.)

8

Board of Appeal Referrals 9/22/77

Hearing: 9/27/77

Petition No. Z-3992
Lois Poster
25 Brimmer Street, Boston
near Mt. Vernon Street

Four-story structure - apartment (H-2-65) district.

Purpose: to erect one-story addition to four-family dwelling.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.8

A partial fifth floor would be constructed around existing elevator penthouse to provide additional living space for petitioner and her family. There will be no increase in occupancy. Existing floor area ratio (2.5) would be increased minimally. Recommend approval.

VOTED: In reference to Petition No. Z-3992, brought Lois Poster, 25 Brimmer Street, Boston, for a variance to erect a one-story addition to a four-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Expansion will not detract from appearance of structure. No increase in occupancy. Present floor area ratio would be increased minimally (0.3).



9
Board of Appeal Referrals 9/22/77

Hearing: 10/4/77

Petition No. Z-3998
Bonwit Teller
234 Berkeley Street, Boston
at Boylston Street

Three-story structure - general business (B-4-70 and B-10-155) districts.

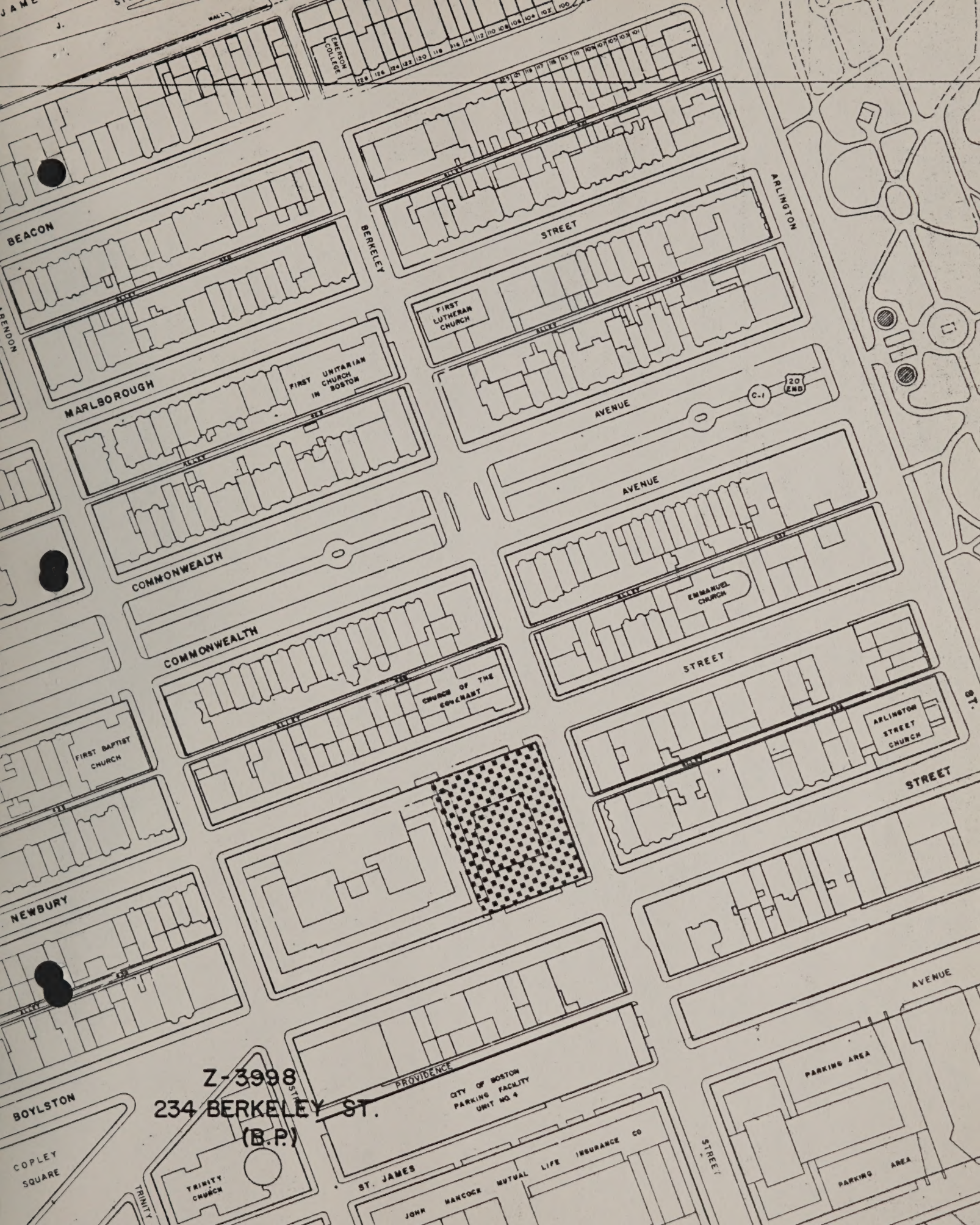
Purpose: to change occupancy from retail store accessory parking to parking for 61 cars for a fee.

Violation:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Lot has been used for many years without charge by patrons of Bonwit Teller. However, cars are being parked all day with resulting decrease in patron space. Petition to allow parking for a fee would permit a system of validated parking for customers and discourage parking by nonpatrons by charging a fee. The City of Boston Air Pollution Control Commission has voted to exempt petitioner from requirements of parking freeze permit. Recommend approval.

VOTED: In reference to Petition No. Z-3998, brought by Bonwit Teller, 234 Berkeley Street, Boston, for a conditional use for a change of occupancy from retail store accessory parking to parking of 61 cars for a fee in general business (B-4-70 and B-10-155) districts, the Boston Redevelopment Authority recommends approval. Petition to allow parking for a fee would permit a system of validated parking for customers and discourage parking by nonpatrons by charging a fee.



Z-3998
234 BERKELEY ST.
(B.P.)

CITY OF BOSTON
PARKING FACILITY
UNIT NO. 4

ST. JAMES

JOHN HANCOCK
MUTUAL LIFE INSURANCE CO

PARKING AREA

PARKING AREA

STREET

AVENUE

STREET

ARLINGTON
STREET
CHURCH

STREET

EMMANUEL
CHURCH

AVENUE

AVENUE

FIRST
LUTHERAN
CHURCH

STREET

BERKELEY

ARLINGTON

MARLBOROUGH

FIRST UNITARIAN
CHURCH
IN
BOSTON

COMMONWEALTH

COMMONWEALTH

CHURCH OF THE
COVENANT

FIRST BAPTIST
CHURCH

NEWBURY

BOYLSTON

COPLEY
SQUARE

TRINITY

TRINITY
CHURCH

